

**HOME INSPECTOR ADVISORY COMMITTEE
1400 EAST WASHINGTON AVENUE, MADISON, WI
MINUTES
JANUARY 12, 2000**

PRESENT: Larry Engen, Robert Epps, Mark Jankowski, Norbert Lovata, Mark Thomas, Jerome Baumgardt, and Gina Gruba (until 11:00 a.m.)

EXCUSED: Richard Staff

STAFF PRESENT: Cletus Hansen and Jan Neitzel

CALL TO ORDER

The meeting was called to order at 9:41 a.m. by Clete Hansen, Administrator of the Division of Business Licensure and Regulation.

AGENDA

The agenda was informally approved.

MINUTES (12/17/98)

MOTION: Mark Thomas moved, seconded by Robert Epps, to approve the minutes as written. Motion carried unanimously.

ADMINISTRATIVE REPORT

Secretary Marlene Cummings

Norbert Lovata and Larry Engen arrived at this point.

Secretary Cummings stated that the home inspector profession is fairly well regulated and asked for questions or comments from the committee members.

Some committee members expressed their wish to attend a Real Estate Board meeting to discuss their concerns relating to real estate sales and home inspections.

Clete J. Hansen, Administrator

Mark Jankowski arrived at this point.

i. Roster

Clete Hansen noted that all of the Committee members agreed to remain on the Home Inspectors Committee with the exception of Bill Arnold.

Gina Gruba stated that she is not a licensed home inspector. Clete Hansen stated that she will probably have to be removed from the Committee.

Mark Thomas recommended that a representative from the housing community fill the public member vacancy. He will propose a name or two after first conferring with a nominee.

ii. Meeting Dates in 2000

The Committee agreed that 3-4 meetings in the year 2000 would be beneficial, and agreed the first meeting will be April 5, 2000, at 9:30 a.m.

UPDATE ON EXAMINATIONS

The Committee received a copy of Clete Hansen's December 30, 1999, memo relating to home inspector examinations.

The Committee received a copy of the National Home Inspector Examination Handbook from the Examination Board of Professional Home Inspectors, Inc. Noted.

Duane Dorn, Division of Education, explained his January 3, 2000, memo relating to a passing score of 85% for the Home Inspector Rules Exam.

Mr. Dorn explained the home inspector test will be administered by Assessment Systems, Inc. (ASI) and will have 200 questions. All home inspectors are required to take the National Home Inspector Exam (NHIE), the statute exam, and the rules exam to renew at the end of 2000. The statute and rules exams will be combined and given as one exam in the year 2001.

The Committee discussed the study guide that is available for the NHIE exam which is available from Carson-Dunlop in Toronto, Canada, and the availability of other study guides from the Inspection Association in San Diego, California.

The Committee discussed the January 12, 2000, letter from Tom Wilson relating to examination fees. The Committee suggested that Clete Hansen should respond to Mr. Wilson's letter.

COMPLAINTS AGAINST HOME INSPECTORS

Gina Gruba left at this point.

Clete Hansen explained the complaint process to the Committee.

Mark Thomas recommended that the home inspector's response to a complaint should be shown in the Home Inspector Registry. Clete Hansen stated this will be done in the future.

RELATIONSHIP BETWEEN APPRAISERS, BUILDERS, AND HOME INSPECTORS

The Committee discussed the responsibilities of home inspectors.

The Committee received a copy of the September 23, 1999, NAHI memo from Ralph Wirth relating to the requirements of the U.S. Department of Housing and Urban Development that real estate appraisers identify defects.

The Committee discussed the January 4, 2000, letter from Allen & Karen Shanahan, relating to a home inspector's contractual provisions for repairing the same property.

The Committee discussed the use of home inspector reports by real estate brokers.

The Committee discussed specific differences in the job functions of the appraiser, builder, and home inspector professions.

Mark Thomas explained the importance of keeping the real estate broker, appraiser, builder, and home inspector professions separate.

ISSUES RELATING TO CHAPTER 440 SUBCHAPTER (4)(d) AND CHAPTERS RL 131-135

The Committee will discuss chapter 440(4)(d) and chapters RL 131-135 at the April 5, 2000, meeting.

CONTINUING EDUCATION

The Committee discussed the importance and annual cost of continuing education for home inspectors. The Committee estimated that the annual cost of continuing education could be at least \$500.00.

The Committee agreed that regulation of the home inspector industry has improved the profession.

MISCELLANEOUS CORRESPONDENCE/INFORMATION

The Committee received a copy of the December 1999 Regulatory Digest.

The Committee agreed that people are complying with the Department of Regulation and Licensing rules on contracts.

ADJOURNMENT

By consensus, the Committee adjourned at 12:09 p.m.